Plano Tomorrow
Comprehensive Plan

Planning & Zoning Commission
June 15, 2015
Agenda

• May 21 Workshop Summary
• Workshop Themes
• Plano Tomorrow Revisions
• Public Comment
• Commission Comment
• Next Steps
May 21 Workshop Summary

- 89 RSVPs
- 67 Signed-In
  - 19 Signed-In for West
  - 12 Signed-In for East
  - 24 Signed-In for South
  - 12 Signed-In for North
- 135 Total Comments for SWOC Analysis
- 47 Total Comments on Policies and Maps
May 21 Workshop Major Themes

1. Plano Tomorrow’s Land Use and Urban Design policies are vague and need further clarification to understand the purpose.

2. Residential development should be limited, especially in expressway corridors.

3. Single-family uses are the most desired residential use for future developments.

4. Concern of density and impact on schools and traffic.

5. Desire for transparency and public engagement.
Proposed Changes to Plan

Theme 1 - Plano Tomorrow’s Land Use and Urban Design policies are vague and need further clarification to understand the purpose.

Original Land Use Policy - Plano will strategically promote and incentivize higher integration and efficiency of land use, in both new and redevelopment areas, while respecting the existing residential and business community, to provide greater housing and employment choices, reduce infrastructure costs, and support regional growth.

Land Use Policy - Plano will strategically promote and incentivize higher integration and efficiency of support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respecting the existing residential neighborhoods and businesses community, to provide greater housing and employment choices and efficient use of infrastructure, and support regional growth.

Proposed Land Use Policy – Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.
Proposed Changes to Plan

**Theme 1** - Plano Tomorrow’s Land Use and Urban Design policies are vague and need further clarification to understand the purpose.

**Original Urban Design Policy** - Plano will promote and incorporate unique and functional urban design components within all new developments, public spaces and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.

**Urban Community Design Policy** - Plano will promote and incorporate unique and functional urban community design components within all new developments, public spaces and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.

**Proposed Community Design Policy** - Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.
Proposed Changes to Plan

**Theme 1** - Plano Tomorrow’s Land Use and Urban Design policies are vague and need further clarification to understand the purpose.

**Original Redevelopment of Expressway Corridors Policy** - Plano will encourage reinvestment and redevelopment, of identified expressway corridors to create cohesive developments that incorporate quality housing, commercial, and retail opportunities.

**Urbanization Redevelopment of Expressway Corridors–Regional Transportation Corridors Policy** - Plano will encourage reinvestment and urbanization of identified expressway–corridors–regional transportation corridors to create mixed-use cohesive developments that incorporate higher density quality well-designed housing, commercial, and retail opportunities.

**Proposed Redevelopment of Regional Transportation Corridors Policy** - Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.
Proposed Changes to Plan

**Theme 1** - Plano Tomorrow’s Land Use and Urban Design policies are vague and need further clarification to understand the purpose.

**Original Redevelopment of Neighborhood Centers Policy** - Plano will promote, and provide incentives, to encourage reinvestment in and redevelopment of strategically located mixed-use neighborhood centers at underperforming commercial sites to accommodate local commercial, retail and entertainment uses and provide diverse housing opportunities within walking distance of surrounding residents.

**Redevelopment of Neighborhood Centers Policy** Plano will promote, and provide incentives, to encourage reinvestment in and redevelopment of strategically located mixed-use neighborhood centers at underperforming developments within neighborhood centers commercial sites to accommodate local commercial, retail and entertainment uses, and provide diverse housing opportunities within walking distance of surrounding residents.

**Proposed Redevelopment of Neighborhood Centers Policy** - Plano will encourage investment in and redevelopment of underperforming development within neighborhood centers to accommodate local commercial, retail and entertainment uses within walking distance of surrounding residents.
Proposed Changes to Plan

**Theme 2** - Residential development should be limited, especially in expressway corridors.

**Original Expressway Corridors Description** – The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Residential development is generally not appropriate in these corridors with the exception of housing incorporated within mixed-use or transit-oriented developments or self-contained high-rise developments. Adequate building setbacks must be considered when development is proposed near neighborhoods.
Proposed Changes to Plan

Theme 2 - Residential development should be limited, especially in expressway corridors.

Yellow Arrows = Expressway Corridors
Proposed Changes to Plan

**Theme 2** - Residential development should be limited, especially in expressway corridors.

**Expressway Corridors** – The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of high intensity retail, service, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. with the exception of high density housing incorporated within mixed-use or transit-oriented developments or self-contained high-rise towers developments. Adequate building setbacks must be considered when development is proposed near neighborhoods.

**Proposed Expressway Corridor** - The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, service, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Adequate building setbacks must be considered when development is proposed near neighborhoods.
Proposed Changes to Plan

**Theme 2** - Residential development should be limited, especially in expressway corridors.

Photos of Expressway Corridor-Style Development
Proposed Changes to Future Land Use Map

**Theme 2** - Residential development should be limited, especially in expressway corridors.

Land is incompatible with new Expressway Corridor definition because of current and planned residential uses.
Proposed Changes to Future Land Use Map

**Theme 2** - Residential development should be limited, especially in expressway corridors.

Regional Center (RC) would allow residential uses; Employment Center (EC) would discourage residential uses.
Proposed Changes to Plan

Theme 2 - Residential development should be limited, especially in expressway corridors.

Areas where residential uses are inappropriate

34.0% of Total Land in Plano (excluding ROW)
Proposed Changes to Plan

**Theme 3** - Single-family uses are the most desired residential use for future developments.

**Neighborhood Centers** - The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with low to medium intensity retail, service and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and should be integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, urban design and transit-oriented design, where possible. Adequate building setbacks must be considered when non-residential development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.
Proposed Changes to Plan

Theme 3 - Single-family uses are the most desired residential use for future developments.

3.3% of Total Land in Plano (excluding ROW)
Proposed Changes to Plan

**Theme 3** - Single-family uses are the most desired residential use for future developments.

Photos of Neighborhood Center-Style Development
Proposed Changes to Plan

**Theme 3** - Single-family uses are the most desired residential use for future developments.

**Neighborhoods** - The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. These uses are not typically located within urban centers, neighborhoods centers, or along high intensity expressway corridors. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when nonresidential development is proposed near neighborhoods.
Proposed Changes to Plan

Theme 3 - Single-family uses are the most desired residential use for future developments.

52.0% of Total Land in Plano (excluding ROW)
Proposed Changes to Plan

**Theme 3** - Single-family uses are the most desired residential use for future developments.

Photos of Neighborhood-Style Development
Proposed Changes to Plan

**Theme 3** - Single-family uses are the most desired residential use for future developments.

Areas where single-family uses are the preferred residential type

55.3% of Total Land in Plano (excluding ROW)
Proposed Changes to Plan

**Theme 3** - Single-family uses are the most desired residential use for future developments.

Areas where either residential is not appropriate or where single-family uses are preferred.

89.4% of Total Land in Plano (excluding ROW)
Proposed Changes to Plan

- Regional Centers (2.7%)
- Compact Complete Centers (4.1%)
- Transit Corridor (3.8%)

Areas where a variety of residential uses may be appropriate with retail and office uses

10.6% of Total Land in Plano (excluding ROW)
Proposed Changes to Plan

Compact Complete Center-Type Development

Regional Center-Type Development

Transit Corridor-Type Development
May 21 Workshop Major Themes

**Theme 4-** Concern of density and impact on schools and traffic.

**Traffic**
- Planning staff currently studying the effects of traffic related to land use assumptions and will present this data on June 29, 2015 at the Planning & Zoning Commission Special Work Session.

**Schools**
- Staff will continue to notify local independent school districts of residential development proposals.
- All school district comments will be given to elected and appointed officials, and the city will conduct regular meetings with school districts to exchange information.
- Land use and housing policies have been modified to remove “urbanization” and “density” and state the preference of single-family residential uses and preserving the suburban form.
May 21 Workshop Major Themes

**Theme 5 - Desire for transparency and public engagement.**

**Opportunities to Speak**
- The public will continue to have opportunities to speak at Plano Tomorrow meetings.

**Online Documents**
- The public can access all Plano Tomorrow documents, which are posted on the Plano Tomorrow website at [www.plano.gov/planotomorrow](http://www.plano.gov/planotomorrow).

**Newsletters**
- The public will continue to receive electronic newsletters for meeting announcements and project updates.

**Plano Tomorrow Web-based Plan**
- The public can continue to provide feedback on the plan using the feedback polls on the Plano Tomorrow website at [www.planotomorrow.org](http://www.planotomorrow.org).

**Staff**
- Staff is available to take phone calls and answer emails during the workday.
Other Minor Revisions

Transit Corridor
Infill and redevelopment projects should be compatible with the historical character of the area and residential, employment, retail, and civic uses should be located between one-quarter to one-half mile radius walking distance of a transit stop.

Employment Centers
Adequate building setbacks must be considered when offices are development is proposed near neighborhoods.

Regional Centers
Adequate building setbacks must be considered when nonresidential development is proposed near neighborhoods.

Redevelopment of Regional Transportation Corridors Action Statement
Adopt regulatory strategies that permit or incentivize increased residential and employment densities and other diverse uses in specific transit-served areas and areas locations identified for compact complete centers.
Public Comment
Planning & Zoning Commission Direction

Recommended the Planning & Zoning Commission provide direction regarding revised policy statements and map categories.
Next Steps

**June 29 Special Work Session**
Staff will present two supplemental studies related to Plano Tomorrow during the Planning & Zoning Commission work session. First is a land use/transportation study that will review the effects of land use decisions on the city's transportation system. Second is a Community Design Assessment for Mixed-Use Developments, which is intended to raise the level of development quality for mixed-use developments. The public will have an opportunity to comment on these two documents.

**September 21 Public Hearing**
A public hearing is scheduled for September 21 (continued from April 20) to consider adoption of the Plano Tomorrow plan.